CHAPTER V

PREPARING FOR COMPLETION

THE title having now been investigated, the requisitions satisfactorily answered, and all proper searches made, and the purchaser's solicitor being satisfied that the vendor has a good title to the land, the purchaser's solicitor will draw up the necessary conveyance or assignment. The form of it will be alread}' familiar to him from the previous deeds and there will no doubt be either a stock form in his office, or he can use a draft conveyance of some other property previously purchased by some client of his and pencil in all necessary alterations for the typist to prepare the draft.

It is not proposed here to give a specimen form of conveyance (of freeholds) or assignment (of leaseholds), but the draftsman should remember the following points—

He will remember that the deed starts with "This Conveyance" or "This Assignment/' This is an innovation of the Law of Property Act, 1925. Previous conveyances and assignments were described as "This Indenture" (from the habit long since passed away of cutting off or indenting the top of the parchment on which the "Indenture" was written).

He should see that the vendor and purchaser are accurately described. If there is a change in the vendor's address or description since the last title

deed, the vendor should be described as "formerly of , but now of" (or "formerly a coach builder but now a motor engineer"). If